

4.1.4 Land Space Requirements Table -

Minimum Zoning Districts	Minimum Lot Sizes	Minimum Lot Area per Dwelling Unit	Continuous Lot Frontage (4)	Minimum Yard Depth			Maximum Building Height (9) Stories	Maximum Building Height (9) Feet	% of lot Coverage by Building
				Front (5)	Rear	Side			
Res. I	60,000	30,000	200	35 (6)	40	20	2 ½	35	20%
Res. II	40,000	20,000	150	30 (6)	30	20	2 ½	35	20%
Res. III	20,000	15,000	125	25 (6)	25	15	2 ½	35	20%
Res. IV	20,000	15,000 (2)	125 (2)	25 (6)+(2)	25 (2)	20 (2)	3	40	20%
Res. V	30,000	20,000	125	30 (6)	30	15	2 ½	35	20%
Bus. I	10,000 (1)	(3)	100	30	30 (7)	20 (7)		35	25%
Bus. II	10,000 (1)	(3)	125	20	30 (7)	40(7)+(10)		35	25%
BusVil	20,000(12)		150(11)	30(11)(13)	30(8)+(11)	30(10)+(14)		40	25%
Bus/Com	20,000		150 (11)	45 (11)	40(8)+(11)	25(8)+(11)		40	40% (11)
Industrial	20,000		150 (11)	45 (11)	40(8)+(11)	25(8)+(11)		40	40% (11)
Adult Entertainment	40,000	(16)	150(11)	45(11)	40(8) +(11)	25(8)+(11)		40	40% (11)
Asst.Liv/ Skl Nrsg.	80,000	2,000	125(2)	25(2)	25(2)	20(2)	2 ½	35	25%
Amended: STM/May 17, 2004/Art. 9; Amended: STM/January 9, 2006/Art. 15Amended: STM/Sept. 26, 2006/Art. 42									

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FOOTNOTES:

- (1) 40,000 sq.ft. if used for motel or hotel purposes.
- (2) For apartments, multiple, or attached dwellings see Section 10 *Amended: STM/May 17, 2004/Art. 4*
- (3) 2,000 sq. ft. per motel rental unit.
- (4) Not less than the frontage requirements shall be maintained throughout the front yard depth.
Amended: ATM/May 12, 1997/Art. 55
- (5) On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.
- (6) A dwelling need not be set back more than the average of the set backs of dwellings on the lots adjacent on either side. If a vacant lot exists on one side, it shall be considered as a dwelling set back the depth of the required front yard.

- (7) No part of any non-residential building, structure or parking lot shall be nearer than twenty (20) feet from a Residence District Zoning Boundary.
- (8) No part of any non-residential building, structure, or parking lot shall be nearer than fifty (50) feet from a Residence District Zoning Boundary, unless waived by the Special Permit Granting Authority under Site Plan Review. Amended: STM/January 9, 2006/Art. 19
- (9) These height restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy nor to domes, towers, spires, not used for human occupancy nor to wireless or broadcasting towers and other like unenclosed structures.
- (10) Total of both side yards, with a minimum of 15 feet each yard.
- (11) Special Permit Granting Authority, under Site Plan Review, may increase or decrease density requirements by as much as 40% if they find it warranted by conditions in the area.
Amended: STM/May 4, 1992/Art. 23
- (12) More than one structure shall be allowed on a single lot by Special Permit Granting Authority under Site Plan Review.
- (13) A building need not be set back more than the average of the set backs of buildings on the lots adjacent on either side, if a vacant lot exists on one side, it shall be considered as a dwelling set back the required depth of the front yard.
- (14) No part of any non-residential building, structure, or parking lot in a Business Village shall be nearer than twenty (20) feet from a Residence District Zoning Boundary unless waived by Special Permit by the Planning Board. .Amended: STM/May 17, 2004/Art. 4
- (15) As assisted living and/or skilled nursing facility may have more than one principal building on the lot and the building may be attached to each other and to physician's offices on an adjacent lot by enclosed walkways, on or above the ground.
- (16) Only one type of Adult Entertainment Use may be permitted on a Lot. *Amended: STM/Sept. 26, 2006/Art. 42*